

045.A

0007

0017.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

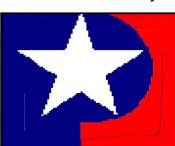
943,800 / 943,800

USE VALUE:

943,800 / 943,800

ASSESSED:

943,800 / 943,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17 -19		ALTON ST, ARLINGTON

OWNERSHIP

Unit #: 17

Owner 1: CARTER BRANDON M

Owner 2: CARTER ALEXANDRA T

Owner 3:

Street 1: 17 ALTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OLD MIDDLESEX DEVELOPMENT LLC -

Owner 2: -

Street 1: 11 WOODLAWN AVENUE

Twn/City: NEEDHAM

St/Prov: MA Cntry

Postal: 02492

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Clapboard Exterior and 2045 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8471																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	940,800	3,000		943,800		422442
							GIS Ref
							GIS Ref
							Insp Date
							04/01/21

Total Card	0.000	940,800	3,000	943,800	Entered Lot Size
Total Parcel	0.000	940,800	3,000	943,800	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit	/Card: 461.52	/Parcel: 461.52	Land Unit Type:

Parcel ID: 045.A-0007-0017.0 Date: !16675!

PRIOR ID # 1: 32226

PRIOR ID # 2:

PRIOR ID # 3:

PRIOR ID # 1:

PRIOR ID # 2:

PRIOR ID # 3:

PRIOR ID # 1:

PRIOR ID # 2:

PRIOR ID # 3:

LAST REV Date: 12/03/21 Time: 09:30:50

ASR Map: danam

FACT DIST: Year:

REVAL DIST: LandReason:

BLD REASON: BldReason:

CIVIL DISTRICT: CivilDistrict:

Ratio: Ratio:

SALES INFORMATION		TAX DISTRICT						PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
OLD MIDDLESEX D	77542-156	2	4/16/2021		985,000	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/23/2021		SQ Mailed								MM		Mary M											
4/1/2021		NEW CONDO								PT		Paul T											
4/1/2021		Measured								PT		Paul T											

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 99 - Condo Conv		Full Bath: 2	Rating: Average	A Bath:	Rating:																							
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																							
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																							
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																								
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																						
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Sec Wall:	%	A Kits:	Rating:	Other																								
Roof Struct: 1 - Gable		Fpl: 1	Rating: Average	Upper																								
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																								
Color: WHITE						Lvl 1																						
View / Desir:						Lower																						
GENERAL INFORMATION				CONDOS INFORMATION				Totals				RMs: 8	BRs: 4	Baths: 2	HB: 1	UnSketched SubAreas: GLA: 2045,												
Grade: B+ - Good (+)		Location:																										
Year Blt: 1927	Eff Yr Blt: 2020	Total Units:																										
Alt LUC:	Alt %:	Floor:																										
Jurisdct: G22	Fact: .	% Own:	50.000000000																									
Const Mod:		Name:																										
Lump Sum Adj:		DEPRECIATION				REMODELING				RES BREAKDOWN																		
INTERIOR INFORMATION				Phys Cond: AV - Average	1.0 %	Exterior:	No Unit	RMS	BRS	FL																		
Avg Ht/FL: STD		Functional:		Interior:	1	8	4																					
Prim Int Wal: 2 - Plaster		Economic:		Additions:																								
Sec Int Wall:	%	Special:		Kitchen:																								
Partition: T - Typical		Override:		Baths:																								
Prim Floors: 4 - Carpet		Total:	1 %	Plumbing:																								
Sec Floors:	%					Electric:																						
Bsmnt Flr: 12 - Concrete						Heating:																						
Subfloor:						General:																						
Bsmnt Gar:						Totals				1	8	4																
Electric: 3 - Typical																												
Insulation: 1 - Typical		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL														
Int vs Ext: S		Basic \$ / SQ: 305.00	Rate	Parcel ID	Typ	Date	Sale Price																					
Heat Fuel: 2 - Gas		Size Adj.: 1.16344738																										
Heat Type: 3 - Forced H/W		Const Adj.: 0.92129397																										
# Heat Sys: 2		Adj \$ / SQ: 326.922																										
% Heated: 100	% AC: 100	Other Features: 97218																										
Solar HW: NO	Central Vac: NO	Grade Factor: 1.46																										
% Com Wal	% Sprinkled	NBHD Inf: 0.85000002																										
		NBHD Mod:																										
		LUC Factor: 1.00																										
		Adj Total: 950326																										
		Depreciation: 9503																										
		Depreciated Total: 940823																										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																
SPEC FEATURES/YARD ITEMS																PARCEL ID 045.A-0007-0017.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	1	8.5X19	A	AV	1927	30.48	T	40	102			3,000		3,000											
More: N				Total Yard Items: 3,000				Total Special Features: 3,000				Total: 3,000				Image												
AssessPro Patriot Properties, Inc																												
																												